



# Columbus Redevelopment Commission

Regular Board Meeting

June 15, 2015

6:00 PM

City Council Chambers

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## Minutes

The Redevelopment Commission met in Regular Session on Monday June 16, 2015 at 6:00 p.m.

### Call to Order:

The meeting was called to order at 6:00 p.m. by Kristen Brown, President.

### Attendees:

Commissioners:

<input checked="" type="checkbox"/> Kristen Brown, Pres.	<input type="checkbox"/> Frank Jerome, V-P	<input checked="" type="checkbox"/> David Wright, Sec.
<input checked="" type="checkbox"/> Laurie Booher	<input checked="" type="checkbox"/> Robert Abrams	<input checked="" type="checkbox"/> Russ Poling

Other attendees:

Heather Pope, Redevelopment Director; and Stan Gamso, counsel.

### Discussion Items:

1. State Street Pedestrian Bridge Update – Dave Richter, United Consulting

Dave Richter from United Consulting was in attendance to discuss United's work with the State Street Streetscape Project. He presented a paper copy document which was a supplement to the pre-reading material sent out to the commissioners.

He reported that the contract with United calls for the pedestrian crossing and he wanted offer four (4) options that United's engineering department determined was appropriate for this particular project.

The first was a 12 foot wide 230 foot long bridge that spanned from the Cummins property perpendicular to Central Avenue. The second was a separate pedestrian bridge that was adjacent to the concrete bridge and is located parallel to the



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road bridge and it was 12 feet in width, the third was a modification of the driving lanes on the bridge which resulted in a 10 foot wide pedestrian path. And the fourth was to just widen the bridge on the upstream side to included 12 foot wide pedestrian crossing.

His estimate for each option was: option one the 230 foot span 1.3 million; option two separate bridge parallel to State Street was \$1.5 million, option three narrowing the driving lanes and making a 10 foot wide pedestrian path was \$360,000 in option four widening the State Street bridge to included 12 the pedestrian crossing was \$860,000.

He reported his team wants to move forward with the project but need some guidance from the implementation committee as to where people would like to have the bridge located. In essence, what is the implementation team one?

Then there was a general discussion by the commissioners and public and representatives from the Implementation Team as to the various options. There was also a statement that there was going to be meeting on Wednesday of this week and this discussion can also be included. The general consensus from the Commissioners and the public as well as the representatives of the Implementation Team was that option three would be a practical and reasonable use both of funds and space on the State Street Bridge.

Then, the Mayor asked Mr. Richter to provide an update regarding the proposed people trail bridge by the Pump House. Dave reported that they've been working on a design the plan since July of last year.

A survey of the site indicated that there was a railroad abutment on the north end of the Pump House which is defined as being in bad shape. He suggested an option could be to replace that with something that may unfortunately not be very aesthetic or design around. Also he noted there's a 36 inch sanitary sewer in the general area you will be necessary to design and construct around that location.

They considered various options with regard to placement of the supports for the bridge; one of the issues that they have to consider is that the installation of pilings through a pile driving process will set up various vibrations which in his opinion would be bad for the Pump House structure. He opined that utilization of auger drilling and filling the drilling areas with concrete is a better option. In addition they have to design



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for flooding various flood levels and thus they have considered various design options for the installation of the bridge.

He also pointed out that he will be necessary to take soil borings and samples in the general area where the bridge pilings will be installed and he said because of the proposed location of the pilings will be necessary to drill in the river and to accomplish that it will be necessary to install barge in the river to put the equipment on. If the pilings were not be located in the river the estimated cost to conduct soil borings be about \$10,000 because of the necessity of obtaining a barge and drilling through the riverbed the cost be some \$60,000. This is just to determine the adequacy and placement of the pilings within the river.

Then Mr. Richter engaged in a discussion about United consulting's proposal and his comments regarding the competitors who made similar proposals for this project and he opined as to the differences between United's proposal and the various other competitors. Specifically, he singled out the proposal from American Structure Point and the differences between United's proposal and American's.

Concluding that discussion Laurie said she'd like to see the quotes from the respondents to the engineering RFP; Beth Fizel, city attorney, said she would provide copies to Laurie.

## 2. Project Consultant Update – Doug Pacheco, Project Consultant

### a. 2<sup>nd</sup> and Lafayette Property RFI

Two development firms have responded to an RFP regarding this site but the final responses are not due until July 12.

### b. Walesboro RFP

RFP's were sent out to five (5) developers and responses are due on June 26. He believes all five (5) developers will respond. He also noted that during the initial appraisal there were certain parcels that were omitted and a new request to have those omitted parcels appraised has been ordered and he anticipates receiving those appraisals within a week.



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Also the study from Marty Mann is due sometime within the next month and he anticipates presenting that at next month's meeting.

c. State Street Project

Doug reported that the State Street committee is going meet Wednesday of this week and the focus would be on the design theme for State Street.

3. Washington Street Streetscape Project – Heather Pope, Redevelopment Director and Beth Fizel, City Engineer

Beth and Heather presented a summary of the work that Indiana Department of Transportation is performing to the various state highway intersections within the city. At all these intersections the poles that held the traffic signals were cantilever and black in color. INDOT has determined that these are fairly high maintenance polls for their needs and are replacing polls at the various intersections with four separate and larger polls which will have cables strung between them for support of the traffic signals. The new polls are galvanized in material and finish. Also the construction work necessitates the removal of bricks and pedestrian/handicap ramps at various intersections where work is being performed.

The design of the replacement polls by INDOT and traffic signals is not consistent with our current streetscape design for downtown Columbus.

Both ladies have worked extensively with INDOT to try to come up with a new plan and alter some of the work that is being performed by INDOT. However INDOT has been reluctant to make any changes but did offer the city have the latitude to paint the galvanized poles a dark color so that they will not be detracting to the downtown landscape.

There was an enormously lengthy conversation by and between the commissioners, the members of the public and Heather and Beth regarding this project, the changes, the involvement of all parties, the closure of various intersections for some length of time and replacement of the pavers at the affected intersections.

The ladies reported that there is an estimated up charge some \$63,000 with which is necessary to meet the designs of streetscape and they had asked for



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preliminary approval to spend said sums. Concluding discussion regarding costs and timing with respect to the construction project Russ moved and Dave seconded the motion to spend up to \$70,000 a redevelopment monies on this particular project based upon estimates that were provided. There being no further discussion motion was passed unanimously.

#### 4. 240Sweet Contract Negotiations Update – Tenant Review Committee

Dave Wright made sure presentation regarding discussions with the 240Sweet people regarding their bid proposal for 310 4th St. In essence, he reported that 240Sweet wanted to make some changes to the building and the interior for their needs but the Tenant Committee determined that the Commission and the City would not spend monies for the interior changes that were discussed. However, they did encourage the 240 principles to make a proposal of their specific needs and did commit to entertain such proposals and needs.

Counsel also noted that he'd had a separate discussion with them and engage the services of Gary Thompson, of REI, to assist in exploring some opportunities regarding the HVAC system, the ceiling tile, sprinkler locations, changes that would be necessary within the area presently located above the ceiling tile and all that was conveyed to the 240 principles for their consideration. At present a response is being awaited form the prospective tenant.

#### **Action Items:**

Andrew Lanam presented a summary of the 2016 projected projects for all four TIF districts as well as his recommendation to retain the net assessed valuation for each of the four districts. He then walked through a discussion as to each one with his recommendations. The following resolutions were considered by the commissioners acted upon accordingly.



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5. Resolution #\_9\_-2015 of the Columbus Redevelopment Commission of its determination of need to capture Tax Increment Revenues for the Central Economic Development Area – Andrew Lanam, Reedy Financial

Russ moved and Dave seconded the motion to retain the net assessed valuation of the Central TIF district pursuant to Andrew's recommendation. There being no further discussion the resolution was adopted unanimously.

6. Resolution #\_10\_-2015 of the Columbus Redevelopment Commission of its determination of need to capture Tax Increment Revenues for the Airport Economic Development Area – Andrew Lanam, Reedy Financial

Russ moved and Dave seconded the motion to retain the net assessed valuation of the Airport economic development area pursuant to Andrew's recommendation. There being no further discussion the resolution was adopted unanimously.

7. Resolution #\_11\_-2015 of the Columbus Redevelopment Commission of its determination of need to capture Tax Increment Revenues for the South Commons t Economic Development Area – Andrew Lanam, Reedy Financial

Russ moved and Laurie seconded the motion to retain the net assessed valuation of the South Commons Residential Block Development Allocation area pursuant to Andrew's recommendation. There being no further discussion the resolution was adopted unanimously.

8. Resolution #\_12\_-2015 of the Columbus Redevelopment Commission of its determination of need to capture Tax Increment Revenues for the Airport Economic Development Area – Andrew Lanam, Reedy Financial

Russ moved and Dave seconded the motion to retain the net assessed valuation of the Commons Allocation Area pursuant to Andrew's recommendation. There being no further discussion the resolution was adopted unanimously.



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9. Approval of Minutes: May 19, 2015 Regular Meeting

Russ moved and Dave seconded motion to adopt the minutes for the May 19, 2015 meeting. There being no discussion upon voice vote the minutes were approved with the Mayor abstaining because she had not attended that meeting.

10. Review and Approval of Claims

Heather presented three dockets claims. Russ moved and Dave seconded payment of said claims. There may not there being no discussion motion to pay said claims passed unanimously.

**Adjournment**

There being no further business, Russ moved and Laurie seconded a motion to adjourn. The motion passed unanimously and the meeting was adjourned at 8:00 p.m.

Approval of \_\_\_\_ day of \_\_\_\_\_, 2015 minutes.

\_\_\_\_\_  
President

\_\_\_\_\_  
Vice-President



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\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

Date: \_\_\_\_\_